

034.0

0003

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

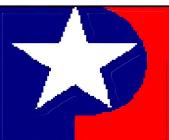
556,400 / 556,400

USE VALUE:

556,400 / 556,400

ASSESSED:

556,400 / 556,400


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RUAN XIAOLAN	
Owner 2:	
Owner 3:	

Street 1: 75 SUNNYSIDE AVE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: BARRY JOHN H & LISA A -
Owner 2: -
Street 1: 75 SUNNYSIDE AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains 3,029 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 1684 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3029		Sq. Ft.	Site		0	64.	1.69	3									326,958						327,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										23423
										GIS Ref
										GIS Ref
										Insp Date
										12/07/18

!2781!

USER DEFINED

Prior Id # 1:	23423
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	18:08:08
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
Parcel ID										
034.0-0003-0009.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	229,500	0	3,029.	327,000	556,500	556,500	Year End Roll	12/18/2019
2019	101	FV	163,100	0	3,029.	296,300	459,400	459,400	Year End Roll	1/3/2019
2018	101	FV	163,100	0	3,029.	281,000	444,100	444,100	Year End Roll	12/20/2017
2017	101	FV	163,100	0	3,029.	245,200	408,300	408,300	Year End Roll	1/3/2017
2016	101	FV	163,100	0	3,029.	209,500	372,600	372,600	Year End	1/4/2016
2015	101	FV	128,200	0	3,029.	194,100	322,300	322,300	Year End Roll	12/11/2014
2014	101	FV	128,200	0	3,029.	160,900	289,100	289,100	Year End Roll	12/16/2013
2013	101	FV	128,200	0	3,029.	153,300	281,500	281,500		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
										2781	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
BARRY JOHN H &	36036-2		8/1/2002		322,800	No	No				
BARRY JOHN H &	34959-413		3/4/2002	Family	99	No	No				
	11166-213		7/15/1966			No	No	N			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/21/2016	845	New Wind	1,300						12/7/2018	MEAS&NOTICE	CC	Chris C
1/21/2015	86	Manual	616					Air sealing and in	1/16/2009	Meas/Inspect	189	PATRIOT
6/11/1997	415		40,000					2 STORY ADDITION	11/17/2002	MLS	MM	Mary M
									2/20/2000	Mailer Sent		
									2/18/2000	Measured	270	PATRIOT
									6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

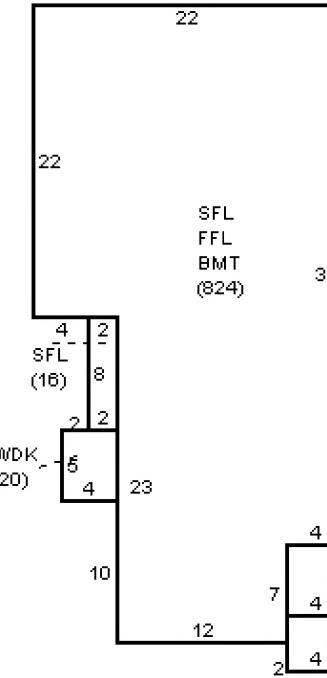
Type:	23 - Row House
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

COMMON WALL.

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	860	118.970	102,311						
BMT	Basement	824	35.690	29,408						
FFL	First Floor	824	118.970	98,028						
EFP	Enclos Porch	20	67.820	1,356						
WDK	Deck	20	14.950	299						
OPP	Open Porch	16	41.100	658						
Net Sketched Area:				2,564	Total:	232,060				
Size Ad	1684	Gross Are	2564	FinArea	1684					

IMAGE

AssessPro Patriot Properties, Inc

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1948
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall:	25 % Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
PARCEL ID 034.0-0003-0009.0									

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total: